

Community Development On-Line Course Spring 2011

Housing and Development Programs

(3 Credit Hours)

Instructor: Larry L. Lawhon, Ph.D., AICP
Associate Professor

Office: Seaton Hall 301-C, Kansas State University, Manhattan, KS 66506-2909

Telephone: 785-532-2445 (O)

Office Hours: By Appointment

E-Mail: LAWHONLL@KSU.EDU

CATALOG DESCRIPTION:

Housing and Development Programs: Review and evaluation of historical and current housing issues, production, and financial systems. Examination of Federal, State and local policies and programs for community development.

HOUSING AND DEVELOPMENT PROGRAMS – 3 HOURS

This course investigates the historical background of housing, legislation, and policy, and contemporary issues such as housing affordability, State and Federal funding of housing programs, and typical housing programs that provide workforce housing in the United States. The class investigates both private and public activities in housing, housing solutions for households with special housing needs, the changing demographics in the U.S. which impact housing, and other endeavors/constraints which facilitate/constrain the 1949 national housing goal of "...a decent home and suitable living environment for every American family."

REQUIRED TEXT:

Housing and the Public Sector Planner, by Larry L. Lawhon, is available as a PDF at K-State Online once student is enrolled in course.

HANDOUTS:

Handouts will be provided during the semester and additional readings may be assigned.

COURSE OBJECTIVES:

- Introduce the historical basis upon which U.S. Housing regulations were founded
- Introduce historical and contemporary housing Acts and programs in the United States
- Introduce contemporary issues that impact housing affordability, availability, and locational choices in the U.S.
- Introduce public housing programs such as publicly assisted housing, housing rehabilitation programs and housing for low- and moderate-income persons
- Introduce private housing ventures and the role of the private sector in housing
- Introduce Fair Housing and its role in promulgating equal access to housing
- Introduce a menu of local programs that are available that provide low-cost housing, finance housing development, or improve/rehabilitate existing housing
- Introduce the housing condition survey and “filtering” process

COURSE OUTCOMES:

By the end of this class students will have:

- an understanding of the historical foundation on which modern housing programs are based
- an understanding of housing acts that provide regulatory standards for housing construction and funding for programs that assist households with housing
- an understanding of the role of local public, private and non-profit housing providers in meeting the housing for low- and moderate-income households
- an understanding of the role of the public sector planner in local housing issues
- an understanding of typical Federal, State, and local housing programs
- an understanding of the housing condition survey process

COURSE REQUIREMENTS:

Students will be required to interview and complete a summary report on one or more local housing providers which might include a local Community Development Block Grant program, a non-profit housing venture such as Habitat for Humanity, a non-profit low income tax credit housing provider, a continuing care senior housing provider, or a local homeless intervention program. Most housing programs that city planners deal with are limited to low- and moderate-income and very-low-income households (those household earning less than 80% of the Area Median Income (AMI). When combined with the convention that households should not spend more than 30% of their income for housing, housing providers often face a difficult challenge in providing affordable housing. Typically the private sector does not provide housing for these lower-income groups; yet the private sector does provide housing for those that can afford market-rate (market-priced) housing. This class will investigate private, public, and non-profit housing initiatives. Federal, State, and locally administered programs are also covered in this course.

Students will complete:

3 Online Exams – 25 points each – 75 points

**2 Summary papers describing interviews with local housing providers
– 12.5 points each – 25 points**

Total 100% 100 points

GRADE EVALUATION:

90-100 points A

80-89.9 points B

70-79.9 points C

60-69.9 points D

Below 60 points F

ACCESSING COURSE CONTENT AND MATERIALS:

The textbook for this class is available at LULU.COM.

PowerPoint Voice over Text Slides will be posted to K-State Online and available for students to view on the first day of the lecture week (Monday of each week). These can be accessed at: <http://public.online.ksu.edu/>. You must be officially enrolled to access the course material.

Students will participate in a threaded discussion board each week. A topic or topics will be posted on Monday of each week and students will reply to it through a threaded discussion format for the instructor and other students to see.

Both practice exams and regular exams will be administered online and shall be completed within a specific date interval, concluding at Midnight on a Sunday evening of the exam week

Requirements for Summary Papers. You are required to interview two local housing providers in your community and report back on their activities as these relate to affordable housing programs, housing rehabilitation, LICHTC affordable housing, homeless shelter, tribal housing programs, or other non-profit/public housing programs available to you in your community. The papers shall be typed, double-spaced, with 1" margins on all sides, pages numbered, and with your name on each page in case the pages become separated. You might create footer like this: "Lawhon-1." Papers shall be emailed to me on the dates due, Sunday night by midnight.

PLAGIARISM/CHEATING are serious offenses and may be punished by failure on the exam, paper, or project; failure in the course; and/or expulsion from the University. Violations of the "honor code" will be reported to the University Honor Council for action. For more information on this, refer to your University Undergraduate catalogue. You may not have someone else answer the online exam questions for you and you may not have someone else write your summary papers for you. These are unauthorized collaboration and are disallowed. Do your own work.

STATEMENT REGARDING ACADEMIC HONESTY:

Kansas State University has an Honor System based on personal integrity, which is presumed to be sufficient assurance that, in academic matters, one's work is performed honestly and without unauthorized assistance. Undergraduate and graduate students, by registration, acknowledge the jurisdiction of the Honor System. The policies and procedures of the Honor System apply to all full and part-time students enrolled in undergraduate and graduate courses on-campus, off-campus, and via distance learning. The honor system website can be reached via the following URL: www.ksu.edu/honor . A component vital to the Honor System is the inclusion of the Honor Pledge which applies to all assignments, examinations, or other course work undertaken by students. The Honor Pledge is implied, whether or not it is stated: "On my honor, as a student, I have neither given nor received unauthorized aid on this academic work." A grade of XF can result from a breach of academic honesty. The F indicates failure in the course; the X indicates the reason is an Honor Pledge violation.

STATEMENTS FOR ACADEMIC ACCOMMODATIONS FOR STUDENTS WITH DISABILITIES*:

"Any student with a disability who needs a classroom accommodation, access to technology or other assistance in this course should contact Disability Support Services and/or the instructor."

* Faculty members who have a student with a disability in their class will want to contact the office of Disability Support Services (DSS) office on our campus. DSS will help faculty provide academic accommodations for students with documented disabilities. Students with disabilities include those having mobility impairments, visual and hearing impairments, chronic health conditions, learning disabilities and attention deficit disorder. DSS is located in Holton Hall 202. The Director, Andrea Blair, can be contacted at 532-6441.

STATEMENT DEFINING EXPECTATIONS FOR CLASSROOM CONDUCT:

All student activities in the University, including this course, are governed by the Student Judicial Conduct Code as outlined in the Student Governing Association By Laws, Article VI, Section 3, number 2. Students who engage in behavior that disrupts the learning environment may be asked to leave the class.

STUDENT ACADEMIC CREATION POLICY

Student academic creations are subject to Kansas State University and Kansas Board of Regents (BOR) Intellectual Property Policies. The BOR policy states:

"The ownership of student works submitted in fulfillment of academic requirements shall be with the creator(s). The student, by enrolling in the institution, gives the institution a non-exclusive royalty-free license to mark on, modify, retain the work as may be required by the process of instruction, or otherwise handle the work as set out in the institution's Intellectual Property Policy or in the course syllabus. The institution shall not have the right to use work in any other manner without the written consent of the creator(s)."

"Otherwise handle," as referenced in the BOR Intellectual Property Policy, includes display of student work in various media and use for accreditation purposes.

The Kansas State University Intellectual Property Policy can be found at:
<http://www.ksu.edu/academicservices/intprop/policies.htm>.

ASSIGNMENTS:

- Week 1 January 17-23, 2011
View Week 1 PowerPoint
Class Discussion: Introduction to housing terminology. Why do we study housing and how does it fit within the community development framework?
- Week 2 January 24-30, 2011

View Movie at KSU Online: PBS Series on NYC introducing Social Reform and Housing Reform in NYC, the impact of rapid immigration in the late 19th Century, Jacob Riis' *How the Other Half Lives* exposé of the NYC tenements, and labor reform issues.

Read Preface and Chapter 1 in *Housing and the Public Sector Planner*
- Week 3 January 31-February 6, 2011
View Week 3 PowerPoint
Class Discussion: Social reform and housing reform that led to regulatory housing techniques.
- Week 4 February 7-13, 2011
Read Chapter 2 in *Housing and the Public Sector Planner*
Class Discussion: New Deal Housing Initiatives and Housing Programs in the 1950s; early housing acts—FHA, Public Housing, Urban Redevelopment and Urban Renewal
View Week 4 PowerPoint
- Week 5 February 14-20, 2011
Read Chapter 2 in *Housing and the Public Sector Planner*
Class Discussion: Housing Programs in the 1960s through Housing Programs in the 1980s: Great Society programs, creation of HUD in 1965, Community Development Block Grant Program
View Week 5 PowerPoint

- Week 6 February 21-27, 2011
Read Chapter 2 in *Housing and the Public Sector Planner*
Class Discussion: Housing Programs in the 1990s and Housing Programs since 2000
View Week 6 PowerPoint
- Week 7 February 28-March 6, 2011
Read Chapter 3 in *Housing and the Public Sector Planner*
Class Discussion: Institutional barriers to housing choice, housing discrimination, and Fair Housing
View Week 7 PowerPoint
Online “practice exam” available February 28, 2011. It may be taken as often as you like.
- Week 8 March 7-13, 2011
Review
View Week 8 PowerPoint (Review of key points covered thus far)

TAKE ONLINE EXAM 1 BY MARCH 13, MIDNIGHT.
- Week 9 March 14-20, 2011
Read Chapter 4 in *Housing and the Public Sector Planner*
Class Discussion: Housing demographics; affordable housing; local government role in housing.
View Week 9 PowerPoint
- Week 10 March 21-27, 2011
NO CLASS SPRING BREAK
- Week 11 March 28-April 3, 2011
Chapter 4 Discussion, Continued.
Class Discussion: Housing and its impacts on the local community, Community Development Block Grant Program and HOME Program
View Week 11 PowerPoint

HOUSING PROGRAM SUMMARY PAPER 1 DUE BY MIDNIGHT APRIL 3, 2011, BY EMAIL TO INSTRUCTOR.
- Week 12 April 4-10, 2011
Chapter 4 Discussion, Continued.
Class Discussion: Housing and the Comprehensive Plan; exclusionary and inclusionary programs; the filtering process; the housing lifecycle
View Week 12 PowerPoint

- Week 13 April 11-17, 2011
View Week 13 PowerPoint (review)
- TAKE EXAM 2 ONLINE BY APRIL 17, MIDNIGHT**
- Week 14 April 18-24, 2011
Read Chapter 5 in *Housing and the Public Sector Planner*
Class Discussion: Housing for lower income households and households with special needs
View Online Movie: *Homes and Hands* on Community Land Trusts at this URL:
<http://www.cltnetwork.org/index.php?fuseaction=Blog.dspBlogPost&postID=85>
- View Week 14 PowerPoint**
- Week 15 April 25-May 1, 2011
Chapter 5 Discussion, Continued
Class Discussion: Housing for the homeless; homebuyer tax credits; dedicated sales tax for affordable housing; tax abatement program for affordable housing; community land trusts
View Week 15 PowerPoint
- HOUSING PROGRAM SUMMARY PAPER 2 DUE BY MIDNIGHT APRIL 15, 2011, BY EMAIL TO INSTRUCTOR.**
- Week 16 May 2-8, 2011
Read Journal Articles on Housing Policy, to be assigned
View Week 16 PowerPoint
- Week 17 May 9-15, 2011
Review for Final Exam
View Week 17 PowerPoint (review)
- TAKE FINAL EXAM ONLINE BY MIDNIGHT MAY 15, 2011**